

Meeting Results

The results for the Planning Board meeting held Thursday, May 18, 2006, at 6:00 p.m. are as follows:

Public Hearings:

A joint public hearing for all interested parties will be held by the Somerville Planning Board and the Board of Aldermen Land Use Committee on **Thursday, May 18, 2006 at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

A proposed amendment to the City of Somerville zoning map to rezone the properties at 100 through 114 Temple Street and 8 through 16 Butler Drive (St. Polycarp's church and associated buildings), referenced by the City Assessor as Map 69, Block A, Lot 1 and Map 57, Block A, Lot 2, from Residence B (RB) zoning to Neighborhood Business (NB) zoning.

Alderman White and Planning Board Acting Chair Elizabeth Moroney announced that the Planning Board did not have enough members to form a quorum, and the public hearing would be continued to Thursday, June 1, 2006, at 6:00 p.m.

(Continued from May 18, 2006)

111 South Street, 153 South Street, 21 Earle Street: (The Applicant has requested the hearing be continued to June 1, 2006.) The Applicant and Owner, Boynton Yards Lofts LLC, and their Agent, William J. Smith of Intercontinental Developers Inc., seek approval of a preliminary master plan (S.Z.O. §16.8) for a PUD project, involving a special permit with site plan review (S.Z.O. §7.11.1.c) to construct 207 dwelling units in three buildings. The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2). Waivers are sought (S.Z.O. §16.5.4) from minimum lot area per dwelling unit requirements (S.Z.O. §16.5.1) and the mixed-use requirement (S.Z.O. §16.5.3). A variance is also sought for failure to provide enough parking spaces (S.Z.O. §9.5.1). Planned Unit Development-B (PUD-B) Overlay zoning district.

Continued to the next Planning Board meeting on Thursday, June 1, 2006.

Copies of the proposed amendment and additional information concerning this application is available at the Office of Strategic Planning and Community Development in City Hall, 93 Highland Avenue, Somerville, MA, Monday through Wednesday between 8:30 a.m. and 4:30 p.m., Thursday between 8:30 a.m. and 7:30 p.m. and Friday between 8:30 a.m. and 12:30 p.m.

Review of Cases for the Zoning Board of Appeals:

47 Elmwood Street: (continued from previous meeting) (Applicant: Jose Do Vale; Owner: Norma Pereira; Agent: Kaj Vandkjaer) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a special permit for modification of

parking design standards (§9.13.b) to build a three-story addition and convert the existing single-family dwelling into a two-family dwelling. Residence B (RB) zone.

The Planning Board voted unanimously (3-0) with Kevin Prior and Jim Kirylo absent, to recommend denial of the requested special permits.

288-290 Beacon Street: (continued from previous meeting) (Applicant & Owner: Jean Nevaras; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit (S.Z.O. §4.4.1) to add a second story for two residential units and a variance (§9.5.1.a) for failure to provide parking for the new units. Residence C (RC) zoning district.

Continued to the next Planning Board meeting on June 1, 2006, at the Applicant's request.

17 Oliver Street: (continued from previous meeting) (Applicant and Owner: Lorenzo DiBendetto) The Applicant seeks a special permit with site plan review (SZO §7.2) for more than one principal structure and a special permit with site plan review (SZO §7.3) for exceeding maximum dwelling unit requirements to construct a two-family dwelling on a lot with an existing three-family dwelling. This application is subject to inclusionary housing requirements (SZO §13). Residence B (RB) zone.

Continued to the next Planning Board meeting on June 1, 2006, at the Applicant's request.

8 Carver Street: (Applicant & Owner: Walter Zahn; Agent: Michael J. Pignatiello) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.41) to extend an existing dormer and build a new dormer on a two-family dwelling. Residence B (RB) zone.

The Planning Board voted unanimously (3-0), with Kevin Prior and Jim Kirylo absent, to recommend conditional approval of the requested special permit.

9-11 Everett Ave: (Applicant & Owner: Patricia Karras; Agent: Lauren O'Neal) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to rebuild a six unit residential building damaged by fire and a special permit to expand a non-conforming use (SZO §4.5.3) to add additional square footage to the gross building area. Residence B (RB) zone.

The Planning Board voted unanimously (3-0), with Kevin Prior and Jim Kirylo absent, to recommend conditional approval of the requested special permits.

1 Fitchburg Street: (Applicant: Bell Atlantic Mobile of Mass. Corp. Ltd. d/b/a Verizon Wireless; Owner: Brickbottom Condominium Trust; Agent: Carl Gehring) The Applicant seeks a special permit to install a wireless communications facility on the roof of an existing residential building (SZO §7.11.15.3). Industrial A (IA) zone.

Continued to the next Planning Board meeting on June 1, 2006.

11-13 Flint Avenue: (ZBA referral for review of changes to plans) (Applicant: Ciro Fodera; Owner: S.M.A. Real Estate, LLC) The Applicant seeks a special permit (SZO §4.4.1) to alter a non-conforming structure and a special permit (SZO §4.5.3) to expand a

non-conforming use to convert an existing four-unit dwelling to a six-unit dwelling. Residence B (RB) zone.

The Planning Board voted unanimously (3-0), with Kevin Prior and Jim Kirylo absent, to recommend denial of the requested special permits.

30R Memorial Road: (Applicant: Somerville Housing Authority; Agent: Frank Smith)
The Applicant seeks a variance from height limits (SZO§ 8.6.11) to construct an accessory structure taller than fifteen feet (15'). Residence B (RB) zone.

The Planning Board voted unanimously (3-0), with Kevin Prior and Jim Kirylo absent, to recommend approval of the requested variance.

Any other business